

**SALEM SCHOOL BUILDING/CONSTRUCTION COMMITTEE
MEETING MINUTES
NOVEMBER 9, 2011**

Attending:

Elbert Burr, Chairperson
Steve Buck
John Bernier
William Weinschenker
Allyson Geida
Robert Green
Diane Weston, Recording Secretary

Guests:

John Ireland, Silver/Petrucelli
Donald Bourdeau

Chairperson Elbert Burr opened the meeting at 7:00 P.M.

1. Approval of Minutes

M/S/C (Weinschenker/Green) to approve the October 5, 2011 minutes as presented.

Vote: approved unanimously.

2. Additions & Revisions

None

3. Review final drawings – 50% of the current school renovation program, current expenses and projected cost.

John Ireland reviewed the installation of the boilers. There were 3 change order that increased the budget (cracked floor, chimney lining, leak detection), 1 change decreased the budget (credit for additional pumps not needed).

There is one boiler running now, there is a part delay for the second boiler.

November 17th will be the final punch list.

Don Bourdeau asked if the pipes that were not replaced could be insulated.

The original budget was \$187,000.00; the budget for the boiler replacement is now \$211,000.00.

E. Burr will summarize up to date expenses for the Committee to review.

B. Weinschenker reminded E. Burr Board of Finance approval is needed to expedite funding for the project.

Two meetings have been held with the Salem School Superintendent, Kay Griffith. The October 5 meeting, E. Burr requested to review up to date plans. The October 21st meeting, the Superintendent requested to make changes to the plans. The school has asked that one inner wall be taken down, no partition be added and a bathroom added in one classroom. There is a BOE Ed Spec to match this request.

There will be a BOE meeting on December 5, 2011 to review the plans. A special meeting could be called if needed. BOE approval is needed before the meeting on January 17 with the State.

John Ireland submitted a draft of the spec book along with a set of drawings. This included a revised budget.

During the drawing review the following was discussed:

All exterior doors are to be replaced.

On the lower level, one of the classroom doors may need to be moved due to the exit code. It was determined the lower level occupants will exit to the exterior on the ground floor. Per code, there are enough existing doors on this level to use for emergency exits.

For the gym door area, have an alternate plan done for vestibules to be added.

Insulation needs to be added on the pipes over the “park and play” ceiling. Don Bourdeau recommended use of corrugated metal for the ceiling.

The ceiling in the corridors will be demolished and replaced during renovation due to installation of air venting pipes.

On the upper level:

One classroom, no partition will be added, a bathroom will be added. This will be a small added expense, fixtures only. A. Geida questioned if the bathroom is a necessity in the classroom.

Discussion took place if there will be air hand dryers and if the urinals and toilets will have automatic flush on them. Toilets could be wall mounted, it is easier for cleaning. Don Bourdeau requested that at least the urinals be automatic flush. He would also like the use of paper towels be eliminated.

Work stations are required by code. They include water bottle filler, adult and child drinking fountain.

Plumbing was discussed for the 40 & 50 areas. 4” pipe will be used for septic. J. Ireland pointed out which pipes could possibly have to be replaced.

All windows will be replaced. The style was discussed. The suggested style of the windows is insulated, double hung. Window grills were discussed. Roller mesh blinds will be installed on all the windows.

Landscaped bushes will be removed on the side of the building.

The school Administration asked if the lockers are needed in the lower level bathrooms. Don Bourdeau will find out if Homeland Security has any funds for the lower level bathrooms due to the possible school use for a town wide emergency shelter.

The 1960’s bathroom layout was reworked. There are no locks on the door that open into the hallway.

The ceiling will be all one style: 2 x 2 panels.

Fire alarms will be placed in the corridors which will be heard in the classrooms; the gym will have a voice activated one.

The roof plans were discussed. Drains, overflow scuppers will be installed. The roof pricing is \$26.00 per square foot. Solar panels were discussed, should they be added in the future, the roof should be done now to support the feature. Different types of roof were discussed: hot, cold, membranes, rubber, and PVC's. A future meeting will be held to discuss roof options.

The suggested style of the windows is insulated, double hung.

Tiled walls in the bathroom are easier for cleaning; 6' is the usual height. A solid material could be used such as an upper grade plastic.

Structural and duct work drawings were reviewed.

Discussion took place concerning the oil tank replacement.

The air ventilation was reviewed. A fire damper will be in each bathroom.

John Ireland presented to the Committee a drawing to restructure the original entrance to the 1940's building.

The budget was reviewed and discussed. There is a 15% contingency added.

The next meeting will be on November 30, 2011 at 7:00 P.M.

4. Public Comment

None

5. Adjournment

M/S/C (Buck/Green) to adjourn meeting at 9:18 P.M. Vote: Approved unanimously.

Respectfully Submitted,
Diane Weston, Recording Secretary